

Brassua Lake Concept Plan

Poplar Hill, Brassua Lake

T1 R2 NBKP, Tomhegan Twp., Somerset County

Submitted by:

Moosehead Wildlands, Inc.

Submitted to:

MAINE LAND USE REGULATION COMMISSION

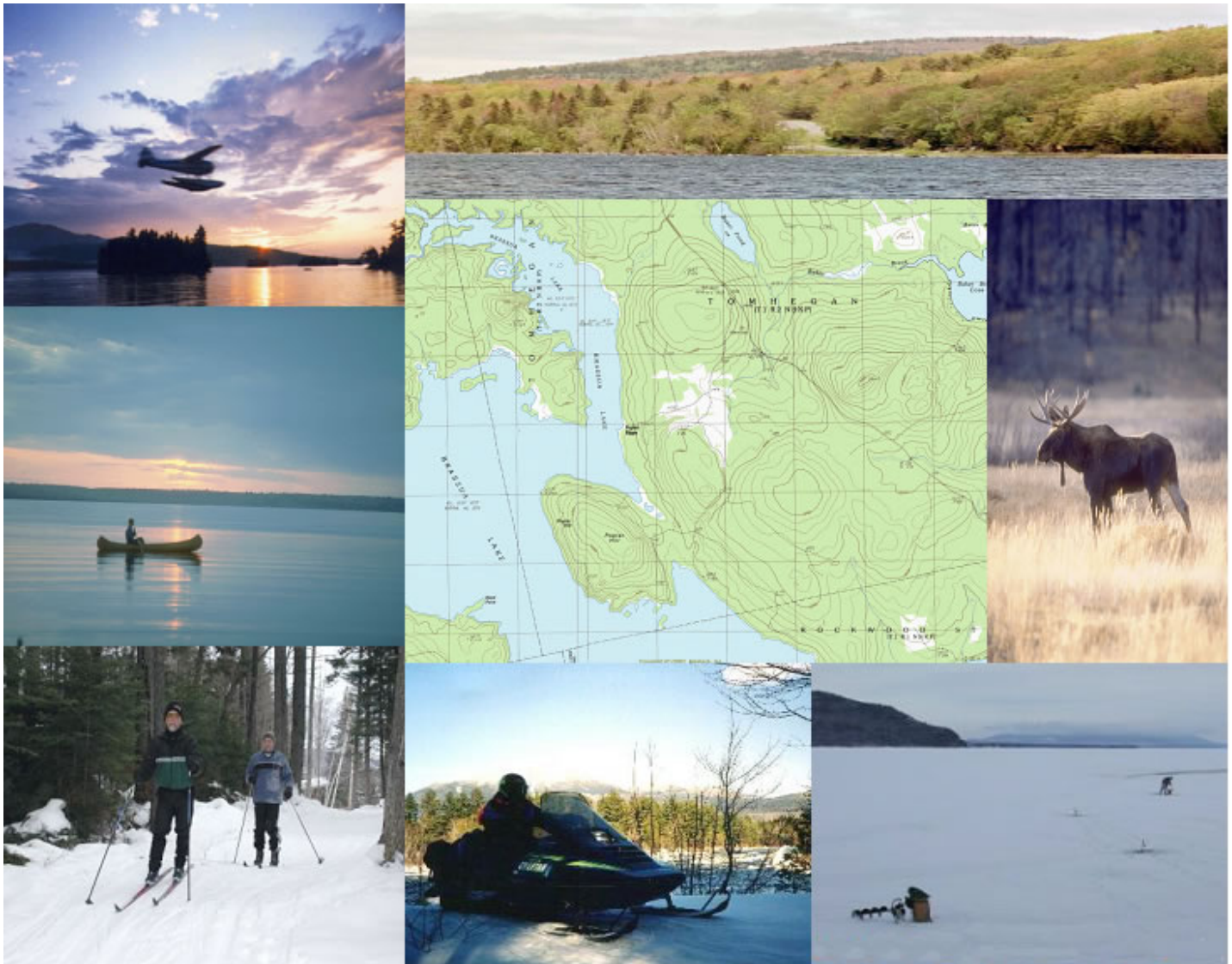


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Fact Sheet

Background	<p>The 10,500 acres, which Moosehead Wildlands, Inc. owns in Tomhegan Township, were purchased from Great Northern Paper Company in August of 1993. Over the last 8 years, any development by Moosehead Wildlands, Inc. has been concentrated around Moosehead Lake, including the sale of 145 land-leased lots on or near Moosehead Lake.</p> <p>The Brassua Lake Concept Plan was created as a means to responsibly develop shorefront lots that both blended with present forestry management and was compatible with the natural character that surrounds Brassua Lake.</p>
Concept Plan Details	<p>The Concept plan is designed to balance conservation and recreational development according to LURC's guidelines. This plan includes 5,673 +/- acres of timberland; 1,185 +/- acres are placed in permanent conservation; 4,117 +/- acres are placed in a 20-year conservation area; the remaining acreage is proposed for shorefront development, limited development, and includes a sporting camp.</p> <p>The Concept plan proposes the following development:</p> <ul style="list-style-type: none">• Area A - 213 acre shorefront development on Poplar Hill - includes 52 lots that range in sizes from 1.5 to 7.5 acres and 3,000 feet of shorefront encompassing 40 acres of common open space.• Area B - 11 acre shorefront lot that supports the development at Poplar Hill and includes a private boat launch.• Area C – a 265 acre parcel with approximately 6,630 feet of frontage will support one shorefront manager's dwelling and a sporting camp with ten cabins and private boat launch. Three islands are attached to the sporting camp, one of which may have a primitive outpost cabin. Once the sporting camp and Area E location is selected, the remainder of the land, 193 +/- acres, will be managed as Conservation Area and the remaining approximately 3,130 feet of shorefrontage, (500 feet deep, 30 +/- acres), will be added to the Permanent Conservation Easement Area.• Area D - 7.5 acre shorefront lot on Baker Pond. A 2 acre site will be selected from this parcel and the remainder of the land (5.5 acres) will be placed in the Permanent Conservation Easement Area. An access road will be built through the

Concept Plan Details (continued)	<p>permanent access area.</p> <ul style="list-style-type: none"> • Area E – 2 acre shorefront lot on Brassua Lake’s eastern shore located within Area C. • Area F – 54 +/- acres on Brassua Lake western shore with reserved rights for two dwelling units and access road. • Area G – 49 +/- acres on Brassua Lake eastern shore with reserved rights to divide into five (5) lots. Four (4) lots are proposed residential parcels with one dwelling each. The remaining parcel will be retained by applicant. • A Public Hand Carry Boat Launch site • A Recreational Trail and Cabin System with 9 Primitive Cabins
Conservation Elements	<p>The proposed Concept Plan places 1,185 +/- acres, (512 +/- acres on Brassua Lake’s western peninsula including shorefront, 200 +/- acres on Brassua Lake’s eastern shorefront, 108 +/- shorefront acres on Baker Pond, 30 +/- shorefront acres associated with Area C, 5 +/- shorefront acres associated with Area D, and 330 acres on the interior section of Poplar Hill), in permanent conservation. This includes 49,425 +/- feet of Brassua Lake’s shorefront, and 8,205 feet of Baker Pond’s shorefront; or a total of 10.9 +/- miles of shorefront.</p> <p>The proposed Concept Plan places 4,117 +/- acres in a Conservation Area. This Conservation Area includes eight (8) large lots (334 +/- acres) that were part of a pre-existing large lot land division.</p> <p>The proposed development on Poplar Hill places 3,000 feet (encompassing 40 acres) of Brassua Lake’s shorefront in common open green space held by the Homeowner’s Association on Poplar Hill.</p> <p>Protective deeded covenants include limits on building size and material and clearing size to maintain the existing character of Brassua Lake.</p>
Area Overview	<p>The proposed development is located 5 miles west of Moosehead Lake and approximately 25 miles north of Greenville.</p> <p>The Concept Plan area represents forested woodland and lake frontage. The land is used for forest management and primitive recreational activities. The lakefront is used for seasonal camps and primitive camping.</p>

<p>LURC Review</p>	<p>LURC has designated Brassua Lake as a Management Class 3 Lake “Potentially Suitable for Development” based on available information such as water quality, access, and regional development.</p> <p>The Lake Concept plan allows LURC direct input into the planning process, ensuring all that the plan meets or exceeds land use and protection standards.</p>
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Summary

Duration of Plan	<p>The Lake Concept Plan will be in effect for 20 years from the date of approval by the Land Use Regulation Commission.</p> <p>The conservation measures within the Lake Concept Plan will apply in perpetuity on 1,185 +/- acres. The conservation measures within the Lake Concept Plan remaining acreage, 4,117 +/-, will apply for 20 years from the date of approval of the Plan. Conservation measures will be implemented in accordance with the Phasing of Development and Conservation section of this plan (Section IV, Part B).</p>
Area of Concept Plan (See Map # 1 and Map #6)	<p>The Concept Plan area covers 5,673 +/- acres of woodland and several islands, which includes 78,689 +/- feet of shorefront along Brassua Lake and 8,405 +/- feet of shorefront along Baker Pond. The entire parcel of land lies within Tomhegan Township; the eastern parcel lies between the shoreline of Brassua Lake and a straight line described as an intersection of a camp road and the northern property line of Moosehead Wildlands, Inc. extending to a point 8,700 feet east from the Brassua Lake shorefront along the Tomhegan Township boundary line, encompassing 5,107 +/- acres; the western parcel lies between the shoreline of Brassua Lake westward to the Tomhegan Township boundary line, encompassing 566 +/- acres.</p>
Jurisdiction	<p>The entire Lake Concept Plan area is located in Tomhegan Township (T1 R1 NBKP). Hence, it falls wholly within the Maine Land Use Regulation Commission's official jurisdiction and is subject to the Commission's regulatory provisions under 12 M.R.S.A., section 681 et seq.</p>

**Proposed
Development
(See Map #6)
(continued)**

Area A – 213 +/- Acres

Area A's proposed development will consist of 52 lots that range in sizes from 1.5 to 7.5 acres each with 200 + feet of frontage; the lots will be accessible by an existing loop trail proposed to be upgraded to subdivision road standards. Deeded Covenants will include building size, height, drive width limitations, and buffer and screening areas. The lot owners must be part of a Homeowner's Association. Forty (40) acres and 3,000 feet of shorefront are to be placed in common open space.

Area B – 11 +/- Acres

Area B's intent is to support Residential Area A and to promote primitive recreational use within the Concept Plan Area. Area B's proposed limited development area consist of two lots.

The proposed shorefront lot (4 +/- acres) will consist of a private trailered boat launch site, a drive and parking area large enough to handle trailered vehicles, and an attendants' cabin.

The proposed interior lot (7 +/- acres) will consist of storage buildings for recreational equipment (such as motor-boats, canoes, kayaks, skis and bikes), a rental office, guest parking and a waste transfer area (concrete pad and dumpsters).

Area C – 265 +/- Acres

Area C's proposed limited commercial development area will consist of an area that is limited to primitive recreational use. The owner's intention is to reserve the right to build one lakefront dwelling for a recreational area attendant/manager, to build a sporting lodge with ten (10) cabins, an outpost cabin on one island and a private boat launch, and to build an access road to the site. The sporting camp will be located on not more than 40 acres with approximately 3,300 feet of shorefront. Once the location is identified, the remainder of the land, 193 +/- acres will be managed as Conservation Area and the remaining approximately 3,130 feet of shorefrontage, 500 feet deep, 32 +/- acres, will be added to the Permanent Conservation Easement Area.

Area D – 7.5 +/- Acres

Area D's proposed development area will consist of one single undividable lot. The lot is associated with The Birches and shall not be conveyed separately from The Birches. The owner's intention is to reserve the right to build a residential dwelling upon this lot. Access will be by a new road through the Permanent Conservation Area. The dwelling will be located on 2 acres with 200 feet of shorefront.

<p>Proposed Development (See Map #6) (continued)</p>	<p>The remainder of the land, approximately 5 acres and 465 feet of shoreline, will be added to the Permanent Conservation Easement Area.</p> <p><u>Area E – 2.0 Acres +/-</u> Area E's proposed development area will consist of a single undividable lot. The location of the lot will be within Area C. The owner's intention is to reserve the right to sell or build a residential dwelling upon this lot. Lot use restrictions will be the same as Area A.</p> <p><u>Area F – 54 +/- Acres</u> Area F's proposed development will consist of a single lot. The lot will be restricted to two residential dwellings. The owner's intention is to retain this lot for use by family members. Access will be by a new road through the Permanent Conservation Easement Area.</p> <p><u>Area G – 49 +/- Acres</u> Area G's proposed development will consist of five lots. Four lots will be restricted to one residential dwelling each. The applicant will retain the remaining lot in an undeveloped state for the term of the Concept Plan.</p> <p><u>Islands</u> All the islands except for four (4) are placed in the Permanent Conservation Easement Area. Three islands are associated with Area C. One island, Area H, south of Poplar Hill, is placed in the 20-year conservation area.</p> <p>The permanent conservation islands are proposed as primitive recreational use areas, as has been the tradition in the past.</p> <p><u>Recreational Use Trail and Cabin System</u> It is the owner's intention to provide a trail system throughout the Permanent Conservation Easement Area and Conservation Area on both sides of Brassua Lake. The trail system will consist of a 14' wide corridor (to allow trail groomers room to maneuver) with low vegetation. Within the corridor shall be a trail (walking path).</p> <p>It is the owner's intention to build 9 cabins with primitive septic systems within the conservation areas.</p> <p>The use of the trail system will be free except during the cross-country ski season.</p>
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<p>Proposed Development (See Map #6) (continued)</p>	<p>The use of the trail system during cross-country ski season will be fee based to cover construction cost, grooming and upkeep of the trails.</p> <p>The cabin usage will be fee based to cover construction cost and normal maintenance and repair.</p> <p><u>Public Access</u> Public access for recreational purposes to the Permanent Conservation Easement Area is provided in perpetuity, except that access to and use of the Permanent Conservation Easement Area located on the Poplar Hill Peninsula is by applicant permission only. Public access for recreational purposes is provided to the Conservation Area for the life of the Plan.</p> <p><u>Public Hand Carry Boat Launch</u> A Public Hand Carry Boat Launch Site is proposed on Brassua Lake (See Map #6 for location). Access will be over existing land management roads. A parking area/turnout area will be developed near the site. A trail will be developed through the Permanent Conservation Area to Brassua Lake. The applicant reserves the right to build a new access road to the parking area. (See Map #6 for location).</p>
<p>Phosphorus Impact</p>	<p>A preliminary phosphorus impact study has been done for the proposed development, and the phosphorus loading is below the limits established by Maine's Department of Environmental Protection.</p>
<p>Proposed Conservation (See Map #6)</p>	<p>Permanent conservation measures are proposed for 1,185 +/- acres, including 49,425 +/- of shore frontage along Brassua Lake and 8,205 +/- feet of shore frontage along Baker Pond. The land includes 512 +/- acres on the western peninsula of Brassua Lake, 198 +/- shorefront acres on Brassua Lake's eastern shore, 108 +/- shorefront acres on Baker Pond, 32 +/- shorefront acres associated with Area C, 5 +/- shorefront acres associated with Area D, and 330 +/- acres on the interior section of Poplar Hill. The shorefront acreage extends from the normal high water mark to a 500 ft. setback on the Brassua Lake's eastern shore and around Baker Pond. This conservation measure helps to ensure that the cultural character and scenic beauty of the northern part of Brassua Lake and the shoreline of Baker Pond are preserved.</p> <p>A Conservation Area is proposed for an additional 4,117 +/- acres of interior land on the east side of Brassua Lake. No development, except for timber harvesting, mineral extraction, limited access</p>

<p>Proposed Conservation (See Map #6) (continued)</p>	<p>roads, and a trail and cabin system is allowed in this area.</p> <p>As part of this Concept Plan, 8 of the 10 lots (334 +/- acres) of a previously approved large-lot subdivision will be eliminated and the lands included into the Conservation Area.</p> <p>The remaining 2 lots (82 acres +/-) are not part of this concept plan and will not be rezoned. These lots are illustrated as outlots on Map 6. Allowed uses on the remaining 2 lots will be in accordance with LURC's Districts and Standards effective at the time of conveyance of the lots.</p> <p>Area A's homeowners association will hold 3,000 feet of Brassua Lake shore frontage encompassing 40 +/- acres among the developed lots on Poplar Hill as "common open green space", and conservation area in perpetuity.</p>
<p>LURC Commitments</p>	<p>The Land Use Regulation Commission, by approving this concept plan, commits to:</p> <ol style="list-style-type: none"> 1. The proposed provisions of this Lake Concept Plan. 2. Accepting the proposed number, type, and location of development as approved in concept. 3. Allowing lots that LURC deems as unsuitable or undesirable due to existing natural resources, to be substituted by another lot, equal in size along the shorefront. 4. Accepting that the new zoning of the Lake Concept Plan Area will be designated as (P-RP) Resource Plan Subdistrict. 5. Rezoning is not necessary in developing the proposed lots, provided the landowner submits information normally required for applicable permit approvals, as appropriate, and obtaining such approvals, prior to proceeding with the development.
<p>Applicant</p>	<p>The Applicant is Moosehead Wildlands, Inc., c/o John Willard, P.O. Box 81, Rockwood, Maine.</p> <p>The Applicant is placing 1,185 +/- acres in permanent conservation along the shoreline of Brassua Lake and Baker Pond for public benefit and use.</p>

	<p>Moosehead Wildlands, Inc. intends to practice forestry management within the Conservation Area as established by the Moosehead Wildlands, Inc.'s Forest Management Plan which is drafted to provide for sustainable yield timber management and in accordance with LURC land use and protection standards (Appendix 6).</p> <p>Moosehead Wildlands, Inc., upon receiving all necessary permits and approvals, will make lots available for sale to the general public.</p> <p>Moosehead Wildlands, Inc. reserves the right to remove mineral resources in the designated location as shown on Map #6.</p>
<p>Conservation Easement Holder</p> <p>Third Party Holder</p>	<p>Western Mountains Foundation, a Maine certified non-profit conservation organization, with offices in Carrabassett Valley, Maine, is the Conservation Easement Holder.</p> <p>The Department of Conservation - Bureau of Parks and Lands is the third party holder of the Permanent Conservation Easement.</p>

